

## **ADDITIONAL LAND USES**

### **REFERENCE: County Development Code, Division 4, Chapter 4, Section 84.0410**

The following land uses shall be allowed in any official land use district subject to a Conditional Use Permit or Department Review.

- (1) Temporary and permanent government facilities and enterprises (Federal, State and Local) where buildings and/or property are publicly owned or leased.
- (2) Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.
- (3) Transportation facilities principally involved in the movement of people together with the necessary buildings, apparatus, or appurtenances incidental thereto, including but not limited to, airports, heliports, train stations, bus stations, car pool facilities and parking lots.
- (4) Institutional uses including but not limited to schools, colleges and universities, conference centers, hospitals, churches, rehabilitation centers and organizational camps.
- (5) Museums, art galleries, and libraries.
- (6) Planetariums, aquariums, zoos, botanical gardens and arboretums.
- (7) Historic and monument sites.
- (8) Cemeteries, including pet cemeteries, subject to Design Standards and the mapping requirements specified by the Development Code. A Conditional Use Permit and a Tentative Tract Map filed concurrently shall be required.
- (9) Social care facilities with seven or more clients.
- (10) Solid waste disposal sites, rubbish incinerators and recycling centers. (Recycling centers are limited to certain land use districts as described in Section 84.0625 of the Development Code.)
- (11) Sewer plants and sewage disposal sites.
- (12) Electrical generating stations.
- (13) Public utilities and public service uses or structures including but not limited to: reservoirs, pumping plants, electrical substations, central communications offices, microwave and repeater huts, towers and satellite receiving stations. A multiple site network may be submitted as one project.
- (14) Radio and television stations and towers.
- (15) Racetracks or stadiums.
- (16) Campgrounds not exceeding a density of four sites per acre.

- (17) Sports-oriented recreational uses requiring remote locations including but not limited to: rifle, pistol and archery ranges, sky diving jumpsites, off-road and recreational vehicle parks, marines, golf courses, hunting and fishing clubs, ski resorts and recreational camps.
- (18) Gas pressure control stations, water treatment plants (purification), water storage tanks, gas production plants, petroleum pipelines and pressure control stations.
- (19) Development of natural resources including, but not limited to: mineral deposits, extraction, natural vegetation and energy sources, together with the necessary buildings, apparatus or appurtenances incidental thereto.
- (20) Correctional institutions.
- (21) Bail bond operation located within one mile of a correctional institution.
- (22) Arenas, field houses, auditoriums, rodeo facilities.
- (23) Recreation and community centers, gymnasiums, athletic clubs.
- (24) Wildlife and nature preserves, lakes, general recreation, leisure and ornamental parks open to the general public.
- (25) Emergency and transitional shelters for the homeless.
- (26) Industrial uses requiring extensive buffering from other land uses for the preservation of the health, safety and welfare of the general public. These uses are restricted to areas designated as Improvement Level 4 or 5 as defined by the County General Plan.
- (27) HAZARDOUS WASTE OPERATIONS. Establishments involved in the transfer, storage, treatment, incineration, recycling or disposal of waste material that could pose a threat to human health or the environment if not handled properly. These establishments include, but are not limited to, treatment, incineration, recycling, storage, transfer, residual repository and land disposal facilities.

**ACCESSORY LAND USES**  
**TO PRIMARY RESIDENTIAL USES**

**REFERENCE: County Development Code, Division 4, Chapter 5, Section 84.0510**

The following uses shall be permitted as accessory uses to each single dwelling unit which is allowed by the subject land use district.

- (a) Additional residential dwelling. Only one of the following shall be allowed on parcels less than five acres. Each additional residential dwelling shall provide two additional parking spaces, except as otherwise provided by the Development Code.
  - (1) Second dwelling unit. A second dwelling unit is an additional dwelling unit either attached or detached that is allowed in any land use district that permits a single dwelling unit, provided that the lot area of the subject property is at least two times the minimum lot size specified by the land use district for the subject property. If a parcel or lot with a second dwelling unit is subsequently subdivided, the County may require the second dwelling unit be moved if proper setbacks and other development standards cannot be met.
  - (2) Dependent Housing, as defined in the Development Code and subject to Special Use Permit.
  - (3) Caretaker Housing as allowed by Section 84.0550, subject to a Department Review/Conditional Use Permit.
- (b) Guest Housing. Residential occupancy of a living unit, with bathroom plumbing only, located on the same parcel as the primary dwelling unit, but separated from it by at least ten (10) feet. This housing is for use by the occupants or temporary guests of the occupants of the premises and is not to be rented or otherwise used as a separate dwelling.
- (c) Carport and/or garage. Detached structures shall be limited to a four vehicle capacity on lots less than 20,000 square feet.

Vehicle capacity is calculated by multiplying a 14 x 19 parking space (adequate for handicapped persons) by the desired number of vehicles to be housed in the garage/carport. Additional storage space (approximately 136 sq. ft.) is added totaling a 1200 sq. ft. maximum four vehicle capacity. These provisions pertain to detached garage/carports only.

- (d) Accessory structures such as a cabana, play yard, tennis court, porch, ramada, awning, patio slab, water tower and well, swimming pool, storage buildings and similar uses. Parcels that are one acre or less shall be limited to only one detached storage building that exceeds 100 square feet and such storage building shall not exceed 1,000 square feet.
- (e) Accessory Animal raising. See separate handout.
- (f) Board and room for no more than two people.

- (g) Special Use Permits shall be required for the following:
  - (1) Home occupations.
  - (2) Exotic Animals.
  - (3) Private Kennels.
  - (4) Bed and Breakfast.
  - (5) Dependent Housing.
- (h) Exterior storage shall be fully and solidly screened and kept below the level of the fence or other screening mechanism. Such exterior storage shall not conflict with Title 3 of the County Code.
- (i) Accessory crop production on lots of 10,000 square feet or more, with a temporary sales facility for plant or animal products grown on the subject property, which facility shall be no greater than two hundred (200) square feet in area and which facility shall display such produce for sale for no greater than seventy-two (72) hours in any calendar month.
- (j) Private Office for the sole use of the dwelling unit occupants, within a main building and with no external advertising or signs.

## **ACCESSORY LAND USES TO PRIMARY AGRICULTURE USES**

### **REFERENCE: County Development Code, Division 4, Chapter 5, Section 84.0520**

The following uses shall be permitted as accessory uses to Primary Agricultural uses which are allowed by a land use district.

- (a) Animal Raising.
  - (1) Each animal raising land use includes all structures necessary to maintain and care for such animals (e.g. barn, corral, stable, pens and coops). Such structures shall comply with all developments standards including those specified by the land use district and the above referenced section of the Development Code.
  - (2) Animal Separation.
    - (A) All animals, other than cats, dogs, canaries or birds of the psitacinae family, shall be restrained at least 70 feet, measured in a straight line, from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.
    - (B) Such animals shall maintain a clearance of at least five feet from interior side and rear property lines, and 15 feet from side street rights-of-way, excepting an alley or bridle path, unless they comply with the following Subsection (c).
    - (C) Animal Enclosure. Animals may be maintained by a fence at least five feet high and made of either chain link, wood with horizontal members no less than six inches apart, solid masonry or other appropriate solid screening and confining materials. Such a fence may be located on an interior side or rear lot line and 15 feet from a side street right-of-way.
    - (D) All animals shall be kept no closer than 100 feet from any domestic water well.
  - (3) Newborn Animal Exception. Offspring of animals maintained on the same property in accordance with applicable laws and regulations which are less than four months old or which have not been weaned, whichever is longer, of any animals which are maintained in compliance with the provisions of the Development Code and any other applicable laws, ordinances and regulations shall not be subject to the maximum density or number limitations established by the land use district.
- (b) Row, field, tree and nursery crop and animal product sales stand. The retail trade of plant or animal products primarily grown on the subject property shall be allowed when displayed from one stand with a floor area not to exceed 200 square feet on lots greater than 10,000 square feet.
- (c) The following residential dwellings are allowed subject to Land Use Review as an accessory use to a primary agricultural use where such use demonstrates the need for on-

site residency of one or more people to maintain, operate and/or secure the primary non-residential land use on the property.

- (1) Caretaker Housing. Residential occupancy of a dwelling unit by the owners, operators or caretaker employed to guard or operate part or all of the property on which the caretaker dwelling is located as an accessory use.
- (2) Labor Quarters. Residential occupancy of single or multiple dwelling units with individual, shared or no kitchen facilities to provide housing for the employees and their families.

## **ACCESSORY LAND USE TO PRIMARY COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL USES**

**REFERENCE: County Development Code, Division 4, Chapter 5**

### **Uses Accessory to Primary Commercial**

The following uses shall be permitted as accessory uses to primary commercial uses which are allowed by a land use district.

1. Parking Structures and lots.
2. Accessory signs as specified by Division 7 of the Development Code and the land use district.
3. Recycling facilities subject to Special Use permit.
4. Exterior storage shall be fully and solidly screened and kept below the level of the fence or other screening mechanism. Such exterior storage shall not conflict with Title 3 of the County Code.

### **Uses Accessory to Primary Industrial**

The following uses shall be permitted as accessory uses to primary industrial uses as allowed by the land use district.

1. Parking structures and lots.
2. Accessory signs as specified by Division 7 of the Development Code and the land use district.
3. Recycling facilities subject to Special Use Permit.
4. Exterior storage shall be fully and solidly screened when adjacent to a non-industrial land use district and kept below the level of the fence for at least ten feet from such fence or other screening mechanism. Such exterior storage shall not conflict with Title 3 of the County Code.

### **Accessory Residential Dwellings.**

The following residential dwellings are allowed subject to Land Use Review as an accessory use to a primary commercial, industrial or institutional use where such use demonstrates the need for on-site residency of one or more people to maintain, operate and/or secure the primary non-residential land use on the property.

- (a) Caretaker Housing. Residential occupancy of a dwelling unit by the owners, operators or caretaker employed to guard or operate part or all of the property on which the caretaker dwelling is located as an accessory use. The caretaker dwelling unit may be located either above the first floor or behind a primary commercial use.
- (b) Labor Quarters. Residential occupancy of single or multiple dwelling units with individual, shared or no kitchen facilities to provide housing for the employees and their families of agricultural, mining, logging major construction, scientific exploration or other remote land uses.



**ACCESSORY ANIMAL RAISING**  
**PRIMARY SINGLE DWELLING UNIT**

**REFERENCE: County Development Code, Division 4, Chapter 5, Section 84.0560**

This information sheet outlines the regulations that allow animal raising as an accessory use to a primary single dwelling unit. Lots with attached multiple residential structures shall be limited to those animals listed in sections (1) and (2) of the chart below for "lots less than 7200 square feet." For information on animal raising as a primary use, see the handout for the specific land use district.

**Permitted Accessory Animal Raising**

ANIMAL TYPE	MINIMUM LOT AREA	MAXIMUM DENSITY OR NUMBER
A combination of dogs and/or cats; pot bellied pigs (under 50 pounds)	< 7,200 sq. ft. 7,200 sq. ft. 10,000 sq. ft. 20,000 sq. ft. or more	2/lot or unit 3/lot 4/lot *5/lot
*Five or more dogs and/or cats constitute a private kennel or cattery which require a Special Use Permit (SUP) and a Public Health permit. See Section 84.0630 of this Title for provisions for private kennels and catteries.		
A combination of chickens or similar fowl (hens only) Rabbits or other similar small animals	< 7,200 sq. ft. 7,200 sq. ft. 10,000 sq. ft. 20,000 sq. ft. or more	2/lot or unit 3/lot 4/lot 1/2,000 sq. ft. Maximum 9 of each species per lot
Male Fowl	1 acre	Maximum 9 per lot, but no more than two of any species
Sheep and/or Goat (female) Goat (male)	7,200 sq. ft. 10,000 sq. ft. 20,000 sq. ft.	1/lot 1/5,000 sq. ft. 1/Lot (Cumulative total of sheep and goats is 9 per lot)
Cattle, buffalo, horses or similar large domesticated animals	20,000 sq. ft. 60' minimum frontage	1/10,000 sq. ft. Maximum 9 (Cumulative total of all large domesticated animals is 9 per lot)

NOTE: Matrices for primary animal raising for a specific land use district apply where the animal raising is a primary use as opposed to an accessory use.

**Other Limitations**

- (a) Combinations of the animal types are allowed provided:
  - (1) The total number in each category is not exceeded.
  - (2) Where a density ratio of animals per lot area is specified, the lot area or portion thereof shall be allocated only once, to either a primary or accessory animal raising use. Lot area used to qualify one animal type shall not be reused to allow another animal type.
  - (3) Animal types which are limited only by a maximum number per lot are allowed in addition to any other accessory or primary animal raising use.
- (b) All animal raising land uses shall comply with public health laws regarding proper care and maximum number of animals.

- (c) Each animal raising land use includes all structures necessary to maintain and care for such animals (e.g. barn, corral, stable, pens and coops). Such structures shall comply with all development standards including those specified by the land use district and the above referenced section of the Development Code.
- (d) Animal Separation.
  - (1) All animals, other than cats, dogs, canaries or birds of the psitacinae family, shall be maintained at least 70 feet, measured in a straight line, from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.
  - (2) Such animals shall maintain a clearance of at least five feet from interior side and rear property lines, and 15 feet from side street rights-of-way, excepting an alley or bridle path, unless they comply with the following Subsection (3).
  - (3) Animal Enclosure. Animals may be maintained by a fence at least five feet high and made of either chain link, wood with horizontal members no less than six inches apart, solid masonry or other appropriate solid screening and confining materials. Such a fence may be located on an interior side or rear lot line and 15 feet from a side street right-of-way.
  - (4) All animals shall be kept no closer than 100 feet from a domestic water well.
- (e) Accessory animal raising of densities greater than or of animal types different from those specified by this section shall be subject to a Special Use Permit (e.g. educational animal projects or temporary grazing operations).
- (f) Newborn Animal Exception. Offspring of animals maintained in accordance with applicable laws and regulations which are less than four months old or which have not been weaned, whichever is longer, of any animals which are maintained in compliance with the provisions of the Development Code and any other applicable laws, ordinances and regulations shall not be subject to the maximum density or number limitations established by the Code.
- (g) Confined Animals. Animals which are normally maintained in aquariums, terrariums, vivariums, bird cages, or similar devices each of which does not exceed 50 cubic feet and where such devices are maintained within an enclosed building shall be allowed as an accessory animal raising use. The maximum number or density limitations for these animal types shall comply with public health regulations.

## **ADDITIONAL ANIMAL OVERLAY DISTRICT**

### **REFERENCE: County Development Code, Division 5, Chapter 4, Section 85.040120**

The following permitted land use categories shall be responsive to the agricultural needs of the community or region:

(a) Permitted Additional Animals.

ANIMAL TYPE	MINIMUM LOT AREA	MAXIMUM DENSITY
Dogs and cats	1 acre	4/parcel
Other non-farm animals		6/parcel
Fish raising maximum pond size		½ surface acre
Aviary, apiary, or similar small animals farms	1 acre	1 farm/parcel
Rabbits and chinchillas	1 acre	50/10,000 sq.ft. (200 maximum)
Poultry - Female	1 acre 5 acres	99 99/5 acres
Poultry - Male	1 acre 10 acres	2/species/parcel 2/species/5 acres
Sheep, female goats and similar small livestock	½ acre 2½ acres	1/4,000 sq.ft. 1/3,000 sq.ft.
Male adult goats	1 acre 5 acres	1/parcel 1/5 acres (4 max.)
Cattle	1 acre 2½ acres	1/10,000 sq.ft. 1/7,000 sq.ft.
Horses	½ acre 2½ acres	1/10,000 sq.ft. 1/7,000 sq.ft.
Hogs	1 acre 2½ acres	1/20,000 sq.ft. 1/14,000 sq.ft.

(b) Additional Animal Uses Subject to a Conditional Use Permit.

- (1) Commercial kennels and catteries; minimum parcel size of one (1) acre.
- (2) Agricultural Support Services.
- (3) Animal raising of densities greater than or the raising of animal types different than those permitted by this section. Commercial poultry ranches are restricted to a minimum of ten (10) acres.
- (4) Cow and goat dairies, parcel shall be ten (10) acres or more.
- (5) Hog ranches and calf growing ranches, parcel shall be five (5) acres or more.

### **Other Limitations (Per Section 84.0560)**

(a) Combinations of the animal types are allowed provided:

- (1) The total number in each category is not exceeded.
- (2) Where a density ratio of animals per lot area is specified, the lot area or portion thereof shall be allocated only once, to either a primary or accessory animal raising use. Lot area used to qualify one animal type shall not be reused to allow another animal type.

- (3) Animal types which are limited only by a maximum number per lot are allowed in addition to any other accessory or primary animal raising use.
- (b) All animal raising land uses shall comply with public health laws regarding proper care and maximum number of animals.
- (c) Each animal raising land use includes all structures necessary to maintain and care for such animals (e.g. barn, corral, stable, pens and coops). Such structures shall comply with all development standards including those specified by the land use district and the above referenced section of the Development Code.
- (d) Animal Separation.
  - (1) All animals, other than cats, dogs, canaries or birds of the psittacinae family, shall be maintained at least 70 feet, measured in a straight line, from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.
  - (2) Such animals shall maintain a clearance of at least five feet from interior side and rear property lines, and 15 feet from side street rights-of-way, excepting an alley or bridle path, unless they comply with the following Subsection (3).
  - (3) Animal Enclosure. Animals may be maintained by a fence at least five feet high and made of either chain link, wood with horizontal members no less than six inches apart, solid masonry or other appropriate solid screening and confining materials. Such a fence may be located on an interior side or rear lot line and 15 feet from a side street right-of-way.
  - (4) All animals shall be kept no closer than 100 feet from a domestic water well.
- (e) Accessory animal raising of densities greater than or of animal types different from those specified by this section shall be subject to a Special Use Permit (e.g. educational animal projects or temporary grazing operations).
- (f) Newborn Animal Exception. Offspring of animals maintained in accordance with applicable lands and regulations which are less than four months old or which have not been weaned, whichever is longer, of any animals which are maintained in compliance with the provisions of the Development Code and any other applicable laws, ordinances and regulations shall not be subject to the maximum density or number limitations established by the Code.
- (g) Confined Animals. Animals which are normally maintained in aquariums, terrariums, vivariums, bird cages, or similar devices each of which does not exceed 50 cubic feet and where such devices are maintained within an enclosed building shall be allowed as an accessory animal raising use. The maximum number or density limitations for these animal types shall comply with public health regulations.